



Ridge Way, High Wycombe, Buckinghamshire, HP13 5BE

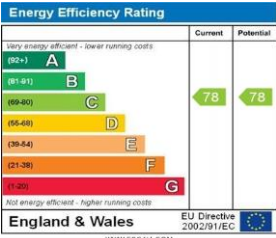
*A spacious two-bedroom ground floor apartment with a private enclosed garden area in a highly sought after loaction to the north of High Wycombe.*

Covered Porch | Secure Entryphone System | Communal Entrance Hall | Entrance Hall | Large Living Room | Kitchen | Two Bedrooms | Bathroom & Ensuite Shower Room | Gas Central Heating To Radiators | Double Glazed Windows | Own Private Enclosed Rear Garden Accessed Directly From The Apartment | Allocated Car Parking | Small Highly Regarded Development | Popular Area | Large Well Maintained Communal Gardens | No Onward Chain |

A spacious ground floor apartment in a highly sought after location to the north of High Wycombe. Convenient for the town centre and just a short walk to open countryside, the accommodation briefly comprises; communal entrance hall, entrance hall, large living room, kitchen, two bedrooms, bathroom & ensuite shower room, gas radiator heating, double glazing, private enclosed garden area, well maintained communal gardens, allocated parking. Offered to the market with no onward chain.

**Price... £274,950**

Leasehold



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### LOCATION

Approximately 1 mile North of the town centre which provide 25-minute London Marylebone trains and frequent Heathrow buses. The Royal Grammar School is a short walk and other facilities are quickly reached including buses into town. Open countryside is a few minutes walk and two M40 junctions are less than 15-minutes drive.

### DIRECTIONS

From our office in Crendon Street, ascend the hill into Amersham Hill continuing into Amersham Road. Continue until reaching the traffic lights at the Junction of Hamilton Road, turn left and then take the first turning right into Ridge Way. The property will be found on the right-hand side.

### ADDITIONAL INFORMATION

Leasehold; 106 Years remaining: Service Charge; £1,710.80 Per annum: Ground Rent; £300 Per annum.

### COUNCIL TAX

Band C

### EPC RATING

C

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

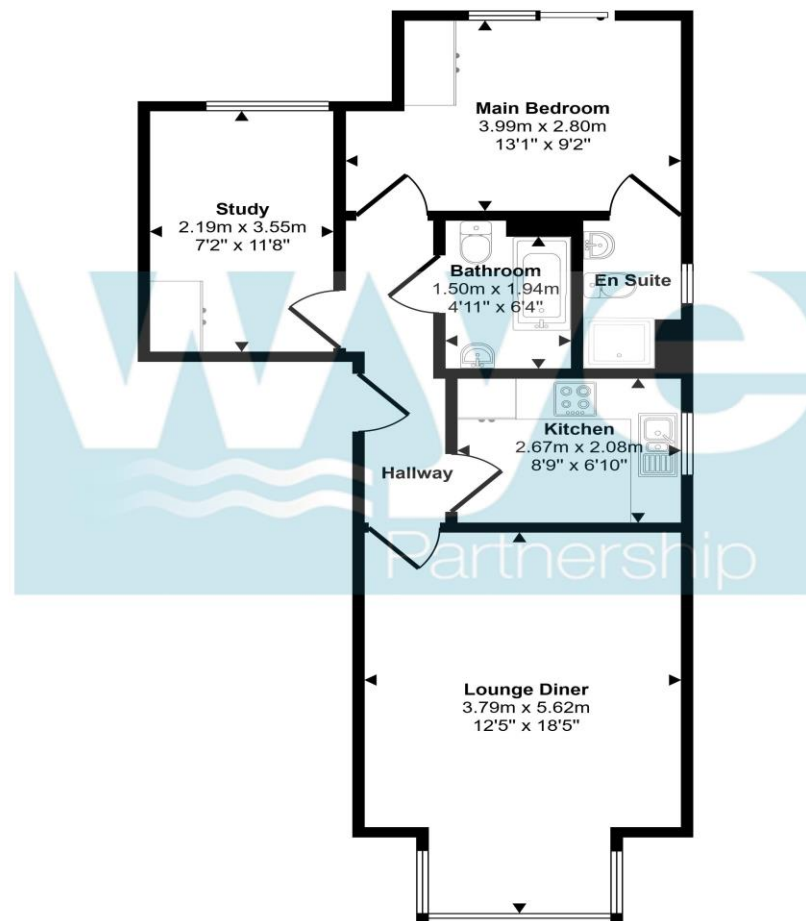
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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Approx Gross Internal Area  
56 sq m / 605 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership